



EAST LEDANG

PREMIUM HOMES COLLECTION

NOBLE PARK

GRAND POOL VILLAS WITH AL FRESCO TERRACE

These exclusive Grand Pool Villas boast a modern design with spacious living rooms which open out to 'al fresco' outdoor terraces. All Noble Park villas are equipped with top of the range materials from high-end sanitary fittings to quality flooring finishes.



Master Bedroom



UNIT FEATURES

Built-up Area From 5,155 - 5,593 Sq.ft
5+1 Bedrooms With Ensuite Bathrooms
Poolside Annexe For Family Recreation
Modern Contemporary Architecture



Private
Swimming Pool
& Garden



Good Natural
Ventilation



Panoramic
View



Generous
Living Spaces



TYPE A

PHASE 4B1

10 UNITS | 5+1 BEDROOMS

LAND AREA 8,316sf - 11,508sf

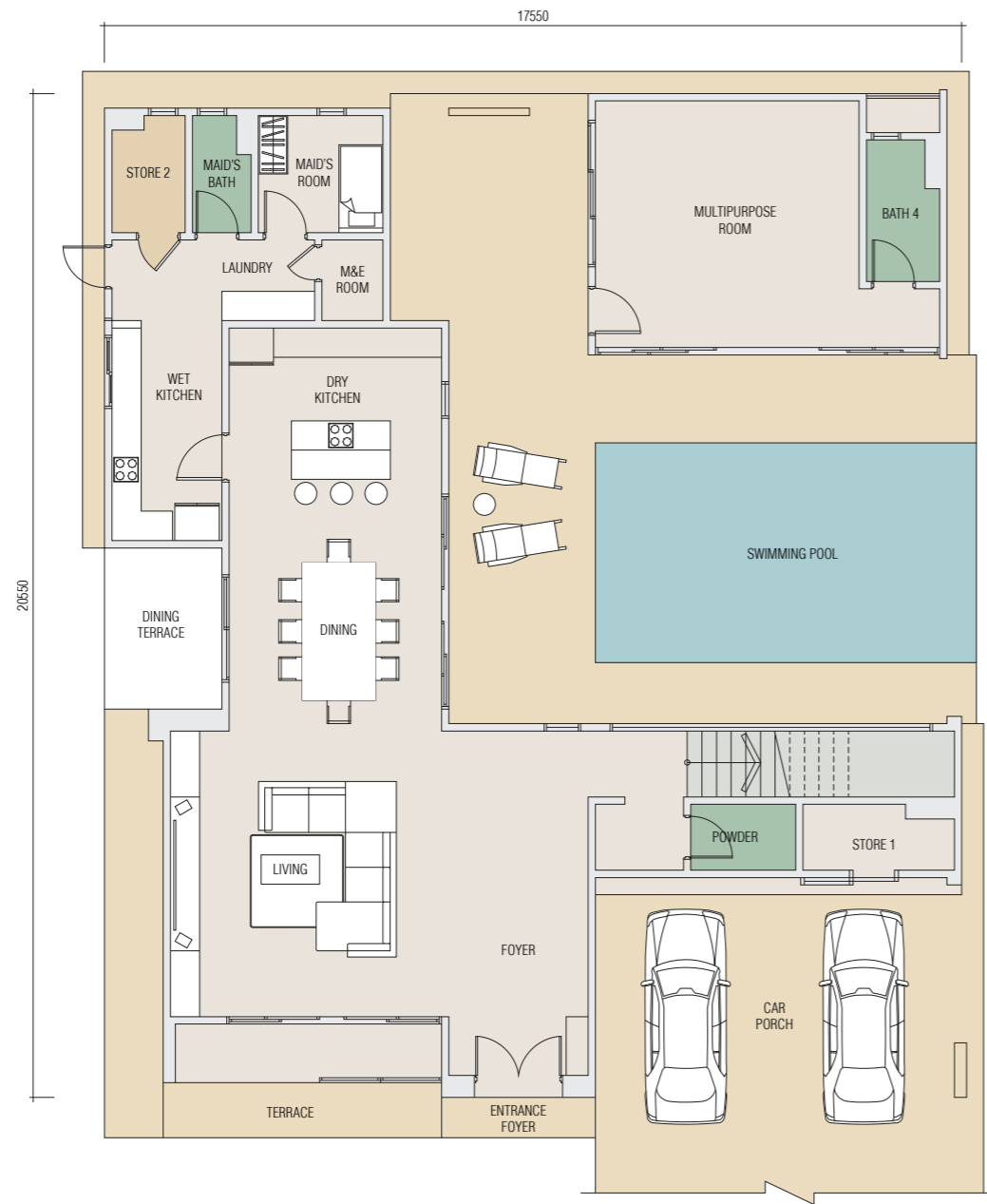
BUILT UP 5,162sf

PHASE 4B2

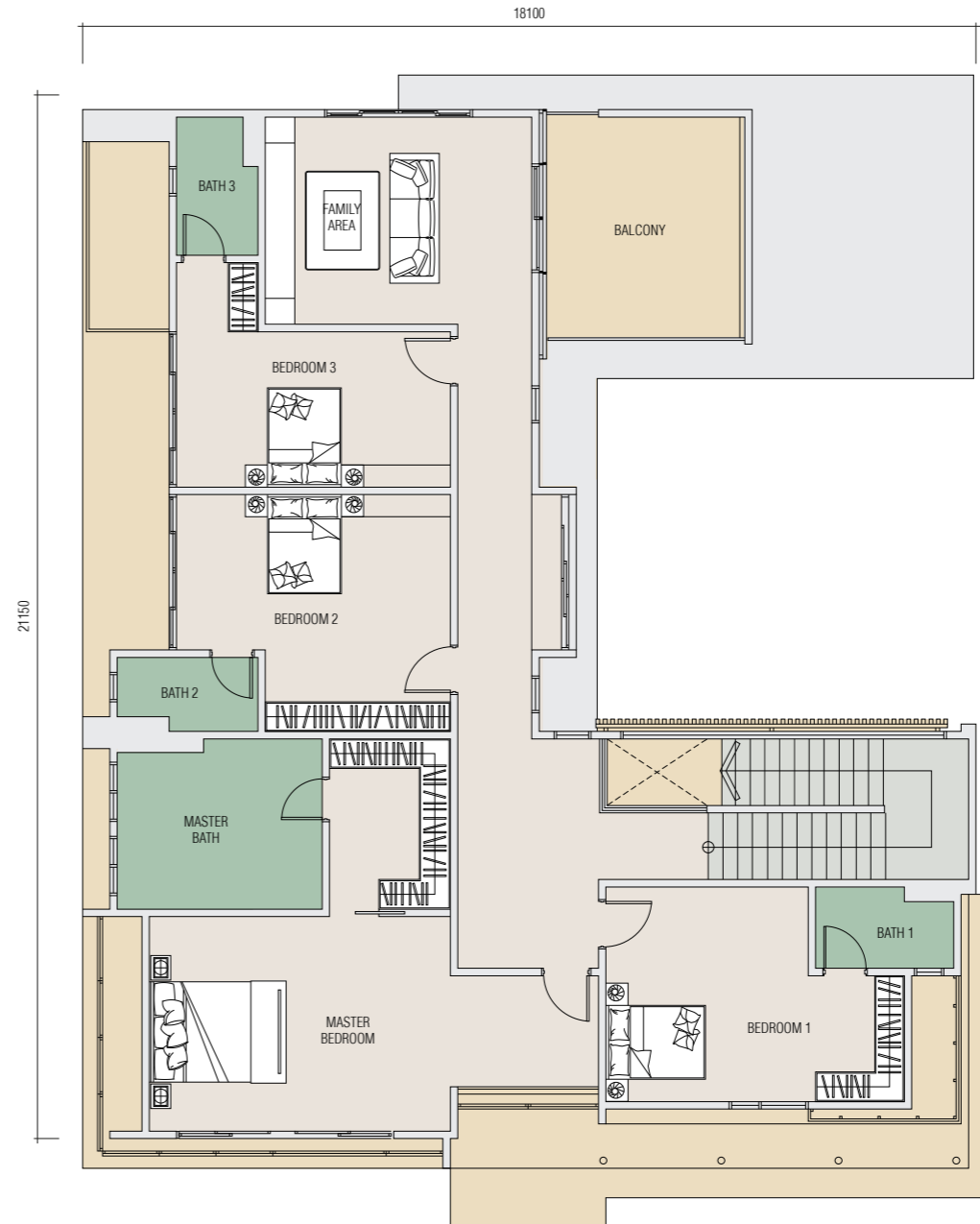
5 UNITS | 5+1 BEDROOMS

LAND AREA 8,081sf - 9,473sf

BUILT UP 5,162sf



Ground Floor



First Floor

TYPE B

PHASE 4B1

8 UNITS | 5+1 BEDROOMS

LAND AREA 8,238sf - 10,071sf

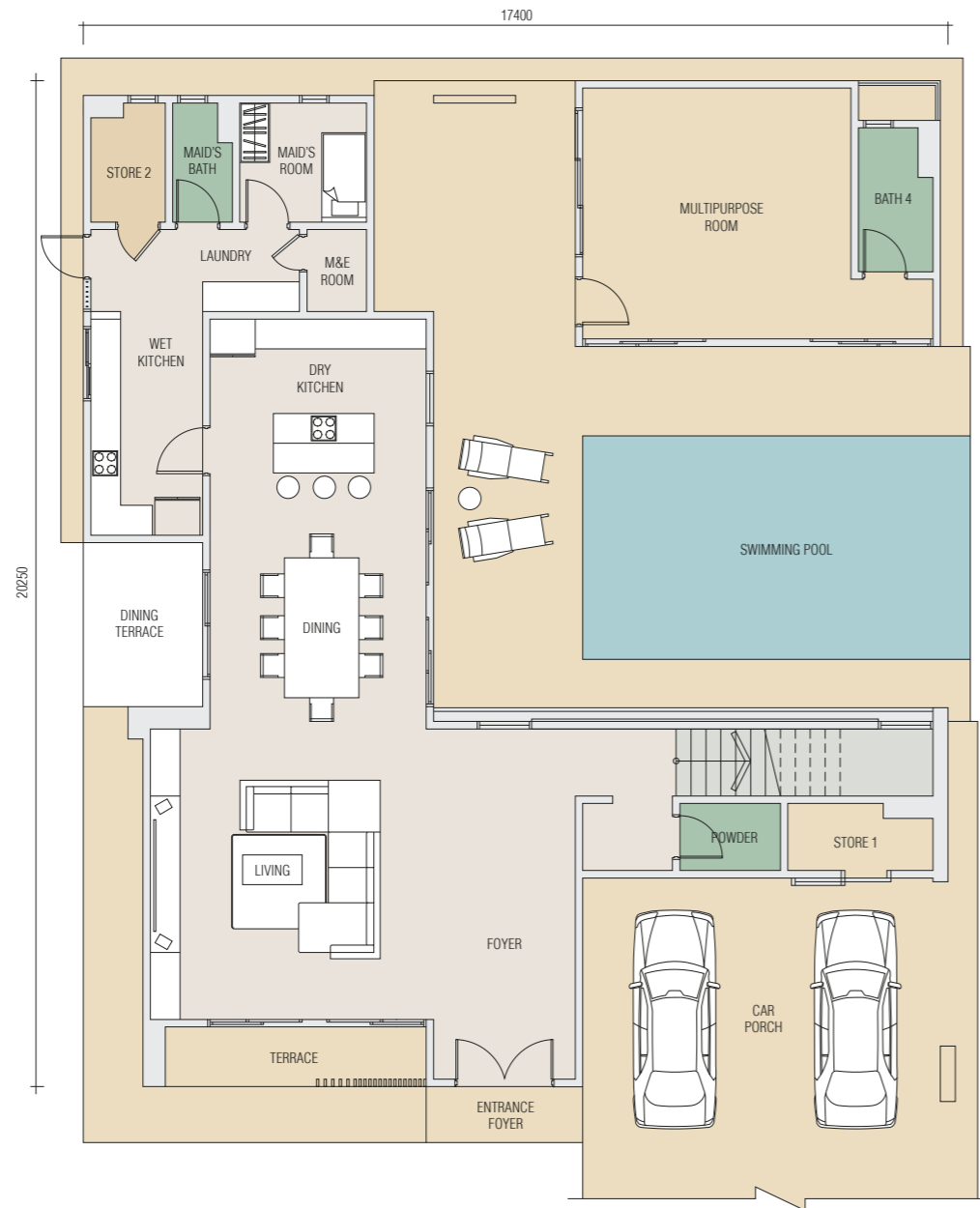
BUILT UP 5,155sf

PHASE 4B2

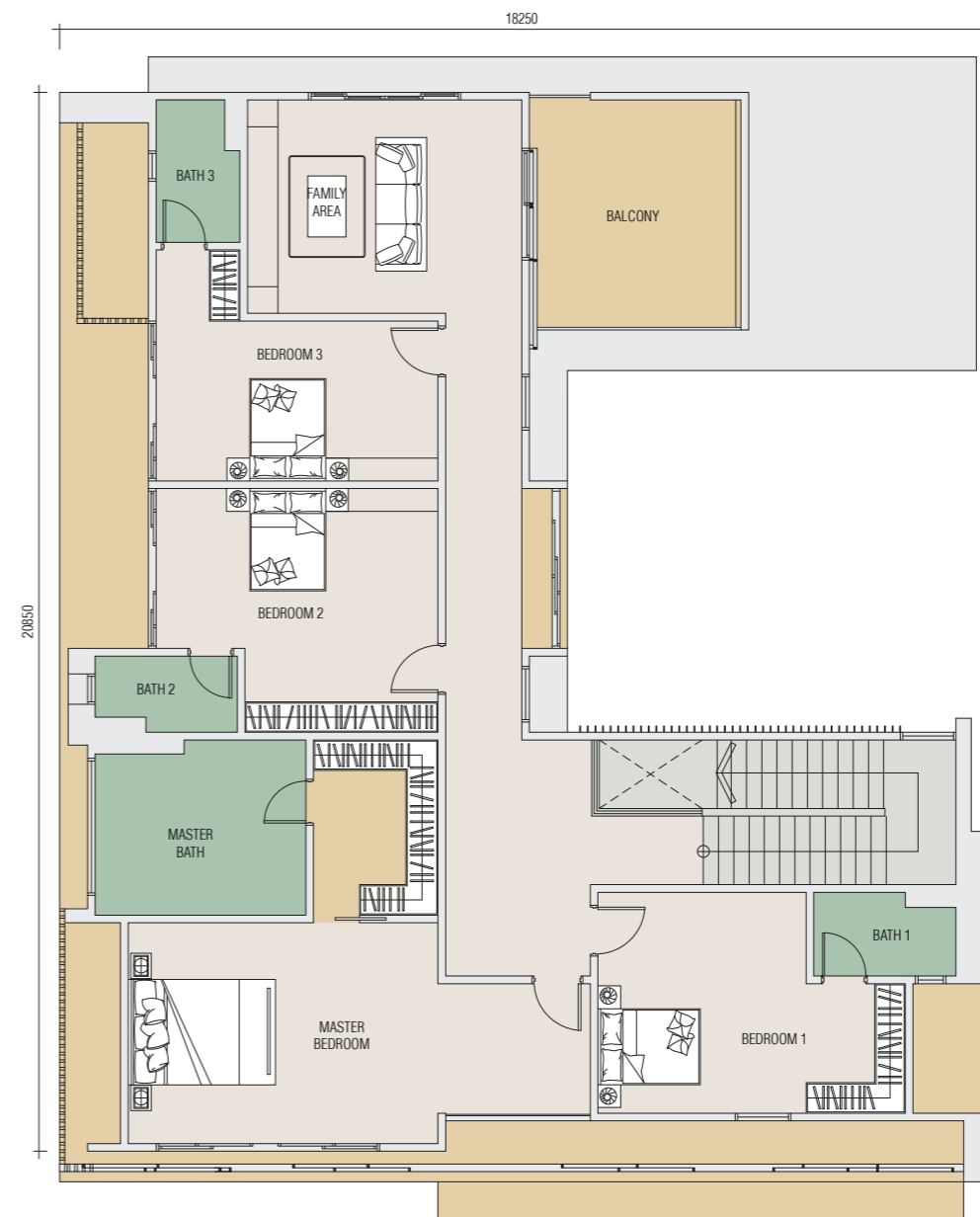
6 UNITS | 5+1 BEDROOMS

LAND AREA 8,000sf - 10,405sf

BUILT UP 5,155sf



Ground Floor



First Floor

TYPE C

PHASE 4B1

17 UNITS | 5+1 BEDROOMS

LAND AREA 8,241sf - 11,776sf

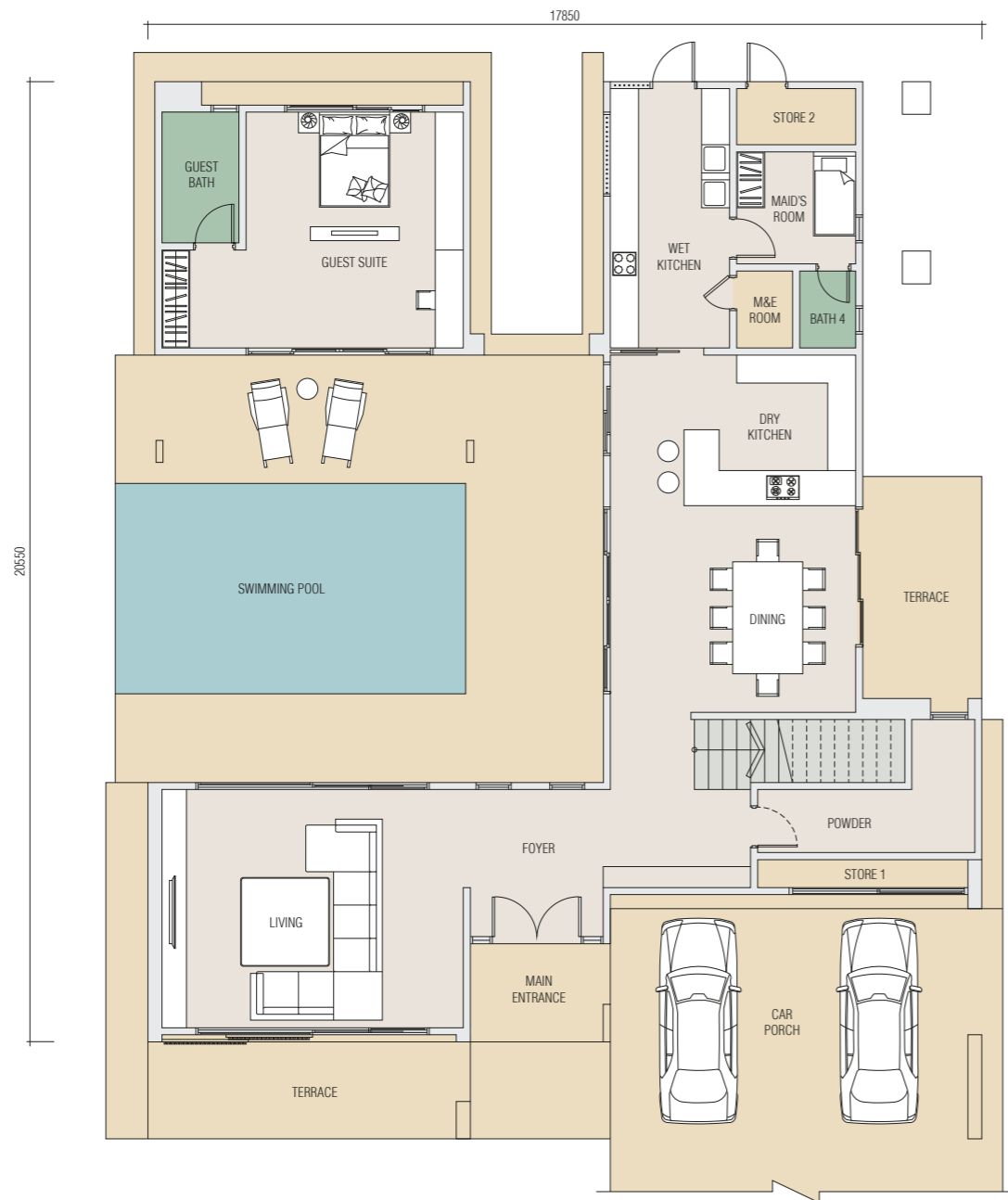
BUILT UP 5,330sf

PHASE 4B2

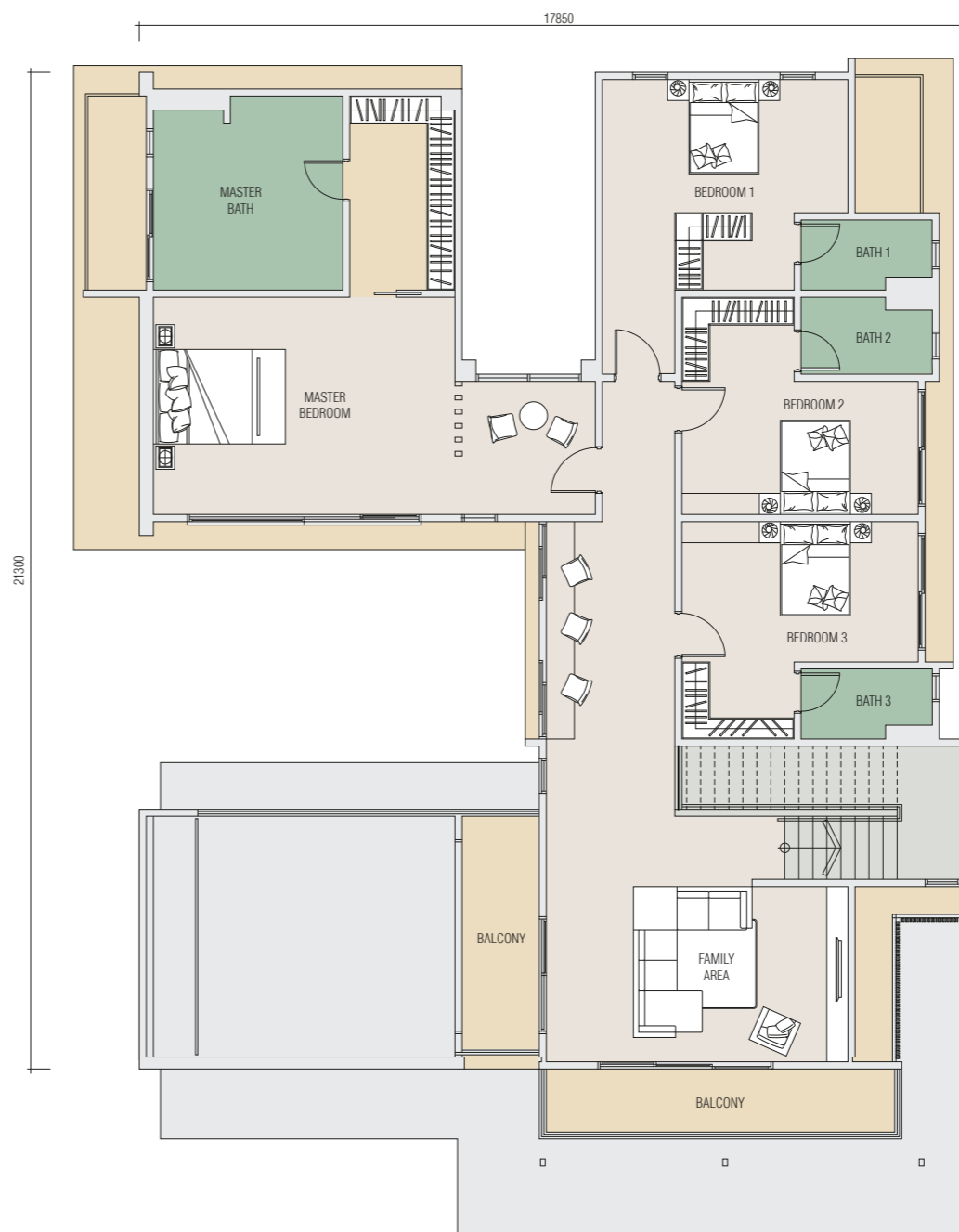
10 UNITS | 5+1 BEDROOMS

LAND AREA 8,004sf - 11,243sf

BUILT UP 5,330sf



Ground Floor



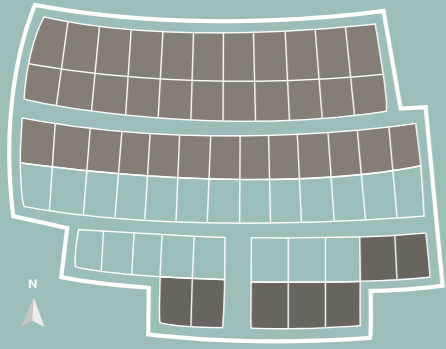
First Floor

20650

17850

21300

17850



SPECIFICATIONS

STRUCTURE	:	Reinforced Concrete Framework
WALL	:	Masonry Walls
ROOF STRUCTURE	:	Lightweight Metal Structure
ROOF	:	Metal Roof Profile
CEILING		
Ground Floor	:	Skim Coat Finish / Plaster Ceiling
First Floor	:	Plaster Ceiling / Ceiling Strip
WINDOW	:	Aluminium Frame Glass Window
DOOR		
Main Entrance	:	Solid Timber Door
Living Room	:	Aluminium Frame Glass Door
Dining room	:	Aluminium Frame Glass Door
Bedrooms	:	Metal Frame Timber Flush Door
Bathrooms	:	Metal Frame Timber Flush Door
Others	:	Timber Flush Door
IRONMONGERY	:	Quality Lock Sets with accessories
FLOOR FINISHES		
Driveway / Porch	:	Concrete imprint
Foyer	:	Porcelain Tiles

Terrace	:	Porcelain Tiles
Living Room / Dining Room	:	Marble
Bathrooms	:	Porcelain Tiles
Dry Kitchen	:	Marble
Wet Kitchen	:	Porcelain Tiles
Ground Floor Bedroom	:	Marble
First Floor Bedrooms	:	Timber Strips
Family Area	:	Timber Strips
Maid's Room / Driver's	:	Porcelain Tiles
Restroom / Store / Yard	:	
Pool Deck	:	Solid Timber

WALL FINISHES		
Master Bathroom	:	Marble
Bathrooms	:	Porcelain Tiles
Kitchen	:	Porcelain Tiles
Others	:	Plaster & Paint

SANITARY WARES & FITTINGS			
Bathrooms	:	Water Closet	7 Nos.
	:	Wash Basins W/tap	8 Nos.
	:	Hand Bidet	7 Nos.

	:	Shower Rose	6 Nos.
	:	Bath Tub (Master Bath)	1 Nos.
Kitchen	:	Kitchen Sink W/tap	2 Nos.*
Refuse Bin	:	Bib Tap	1 Nos.
Yard	:	Bib Tap	1 Nos.

ELECTRICAL FITTINGS		A	B	C
Lighting Point	:	59 Nos.	59 Nos.	60 Nos.
Fan Point	:	6 Nos.	6 Nos.	9 Nos.
Socket Point	:	56 Nos.	56 Nos.	56 Nos.
Telephone	:	4 Nos.	4 Nos.	4 Nos.
Broadband Point	:	1 Nos.	1 Nos.	1 Nos.
TV Point	:	7 Nos.	7 Nos.	7 Nos.
Water Heater Point	:	5 Nos.	5 Nos.	5 Nos.
Aircond Point	:	11 Nos.	11 Nos.	10 Nos.
Bell Point	:	1 Nos.	1 Nos.	1 Nos.

FENCING	:	Brick / Metal Wire Mesh
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NOTE: ALL DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO CHANGE BY RELEVANT AUTHORITIES, ENGINEERS AND ARCHITECTS